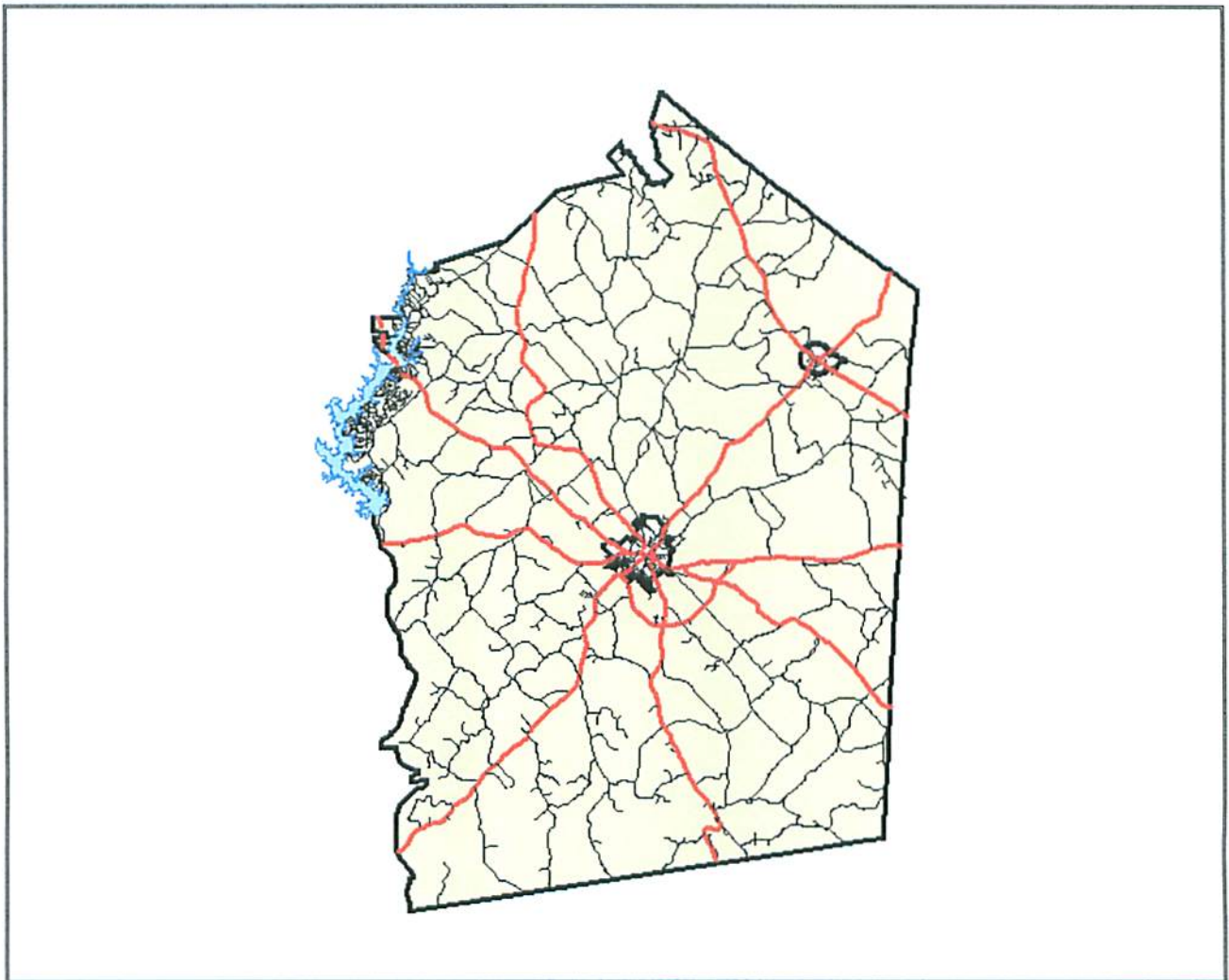


# **Jasper County – Monticello – Shady Dale**

## **Joint Comprehensive Plan**

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### **Partial Plan Update 2007 – 2012**



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## **INTRODUCTION**

As part of a statewide realignment of due dates for updating local comprehensive plans, the Georgia Department of Community Affairs (DCA) is allowing partial updates as an interim step for select communities. This document, the Partial Plan Update 2007 – 2012 for the Jasper County – Monticello Joint – Shady Dale Comprehensive Plan, has been developed to assist the participating local governments with maintaining their level of planning and community development until a full update to the Jasper County – Monticello Joint – Shady Dale Comprehensive Plan. As outlined by the DCA, the Partial Plan Update contains the following elements:

- An analysis of areas requiring special attention;
- An analysis of consistency with DCA's Quality Community Objectives;
- A list of issues and opportunities identified as part of the planning process;
- An updated Short-Term Work Program (provided as a separate document)

This update is for Jasper County and the Cities of Monticello and Shady Dale, and will serve as a bridge between the existing Joint Comprehensive Plan from 2005, and the updated Comprehensive Plan requirements. The issues and opportunities identified herein are intended to compliment those identified within the existing Joint Comprehensive Plan but to also provide current themes and concerns, and as such should be addressed first when considering the relevancy of a topic within the documents.

~

## **ANALYSIS OF AREAS REQUIRING SPECIAL ATTENTION**

This section provides a brief assessment of select issues and concerns around the county and municipalities based on geographical reference. This will help each jurisdiction recognize those specific locations in need of special attention through physical investment or change of policy. A map is included to help reference each area.

### **Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development**

- There is a need for public park improvements within the Jasper County Recreation Complex. (*Map reference – County Recreation improvements*)
- The City of Monticello needs to review projected development patterns to identify options for creating park space in the City as soon as possible. (*Map reference – City Recreation Improvements*)
- The City of Monticello is on the National Register of Historic Places and must guard its historic districts while welcoming new development.
- The City of Shady Dale holds an annual rodeo roundup festival.
- The City of Shady Dale hosts an annual rodeo.
- The County may consider land within the Liberty Church Road and Clay Road areas for a new EMS/Ambulance Center. A new station would be tied to population growth, and only placed when needed. (*Map reference – New Fire Station*)
- The area around the new high school could grow rapidly, with an extension of water and sewer lines, impacting the traffic patterns. The school system needs to work with the City of Monticello and the City of Shady Dale and the County to ensure long range plans for their facilities are coordinated with future land use plans. (*Map reference – Potential development area*)
- The Jackson Lake waterfront is nearing immediate capacity for development. The County must develop a long-range plan for the land use surrounding the lake and develop a means for implementing that plan. (*Map reference – Waterfront Protection*)
- Jasper County has State designated Scenic Byways on Highways 11 North and 83 North. These roadways need to be protected to ensure they remain relatively unchanged. The Scenic Byway Committee needs to explore methods for protecting the visual beauty of the Highways. (*Map reference – Scenic Byways*)
- The County may consider amending the Future Land Use Map, to add a “neighborhood activity center” at the intersection of Henderson Mill Road and County Line Road.
- The County may consider amending the Future Land Use Map, to add a “neighborhood activity center” at the intersection of Broughton Road and Highway 142.
- The County may consider amending the Future Land Use Map, to add a “commercial corridor” at the intersection of Jackson Lake Road and Highway 212.

- The County may consider amending the Future Land Use Map, to add a “commercial corridor” in the unincorporated area of Hillsboro.

**Areas where rapid development or change of land uses is likely to occur**

- The Jackson Lake waterfront is currently experiencing the most development pressures. This area has gradually gone from weekend cabin getaway structures to year-round living units. Lot sizes are quite small and waterfront lots command a premium price. With the recent addition of a County water supply, those large tracts that are left are positioned for residential development. *(Map reference – Lake Area Protection)*
- The Department of Transportation has plans for an extension of the bypass that presently serves the area on the South side of the City of Monticello. The bypass would then extend from Highway 83 South to Highway 83 North to the Southeast. This could encourage truck traffic to circumvent the City of Monticello, relieving transportation issues within the City, and encouraging new commercial development along the bypass. While looking forward to the completion of the bypass, the City hopes it will be a truck route and not a bypass *(Map reference – Monticello bypass)*

**Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation**

- Jasper County has many areas served by dirt or gravel roads, without County water or sewer. Any development in these areas impacts the delivery of County services, where these services are limited to begin with. *(Map reference – Rural development)*

**Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)**

- Jasper County has recently adopted Architectural Guidelines, and there are plans to make them requirements, especially for new commercial development. This would ensure the attractiveness of the improvements, especially in areas that represent gateways to Jasper County (State Highways near the County line) *(Map reference – commercial development)*
- Monticello Downtown Development Authority will need to address any blighted buildings and encourage redevelopment.

**Large abandoned structures or sites, including those that may be environmentally contaminated**

- Not applicable in Jasper County
- A long-closed and abandoned City of Monticello landfill could someday be brought to good use.

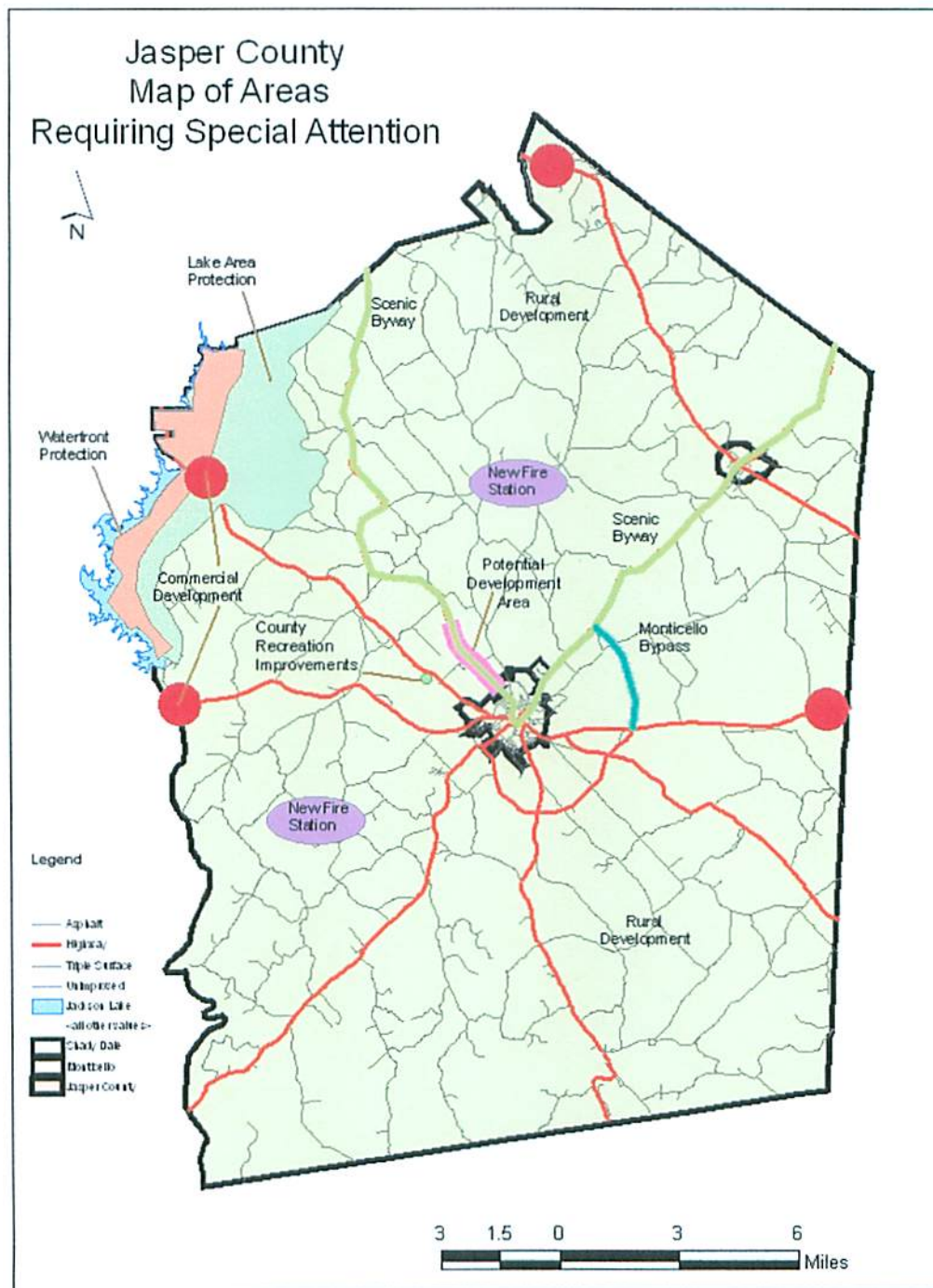
**Areas with significant infill development opportunities (scattered vacant sites)**

- Not applicable in Jasper County

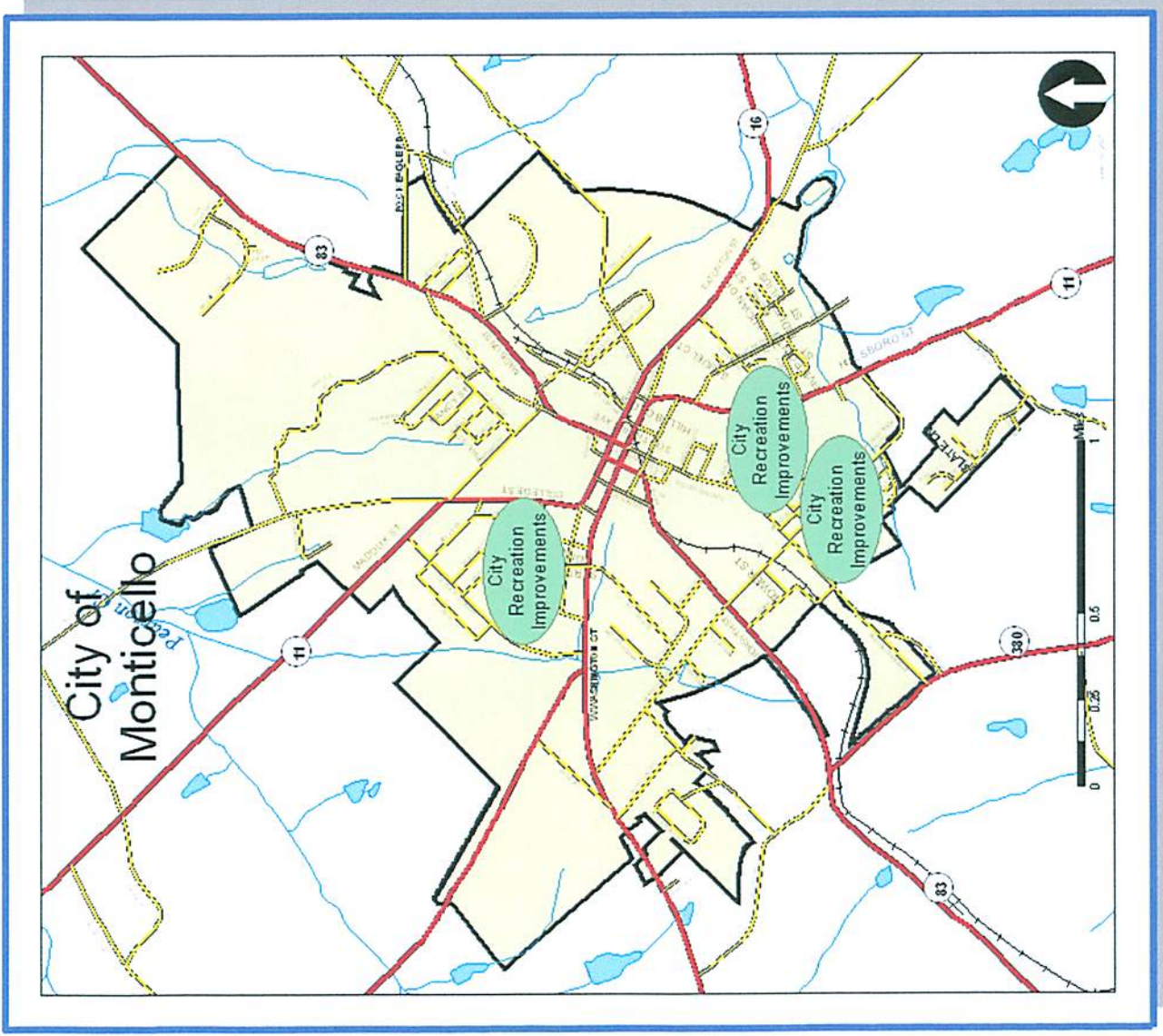
- Infill development is just beginning to occur inside Monticello, bringing challenge to maintaining the historic districts.

**Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.**

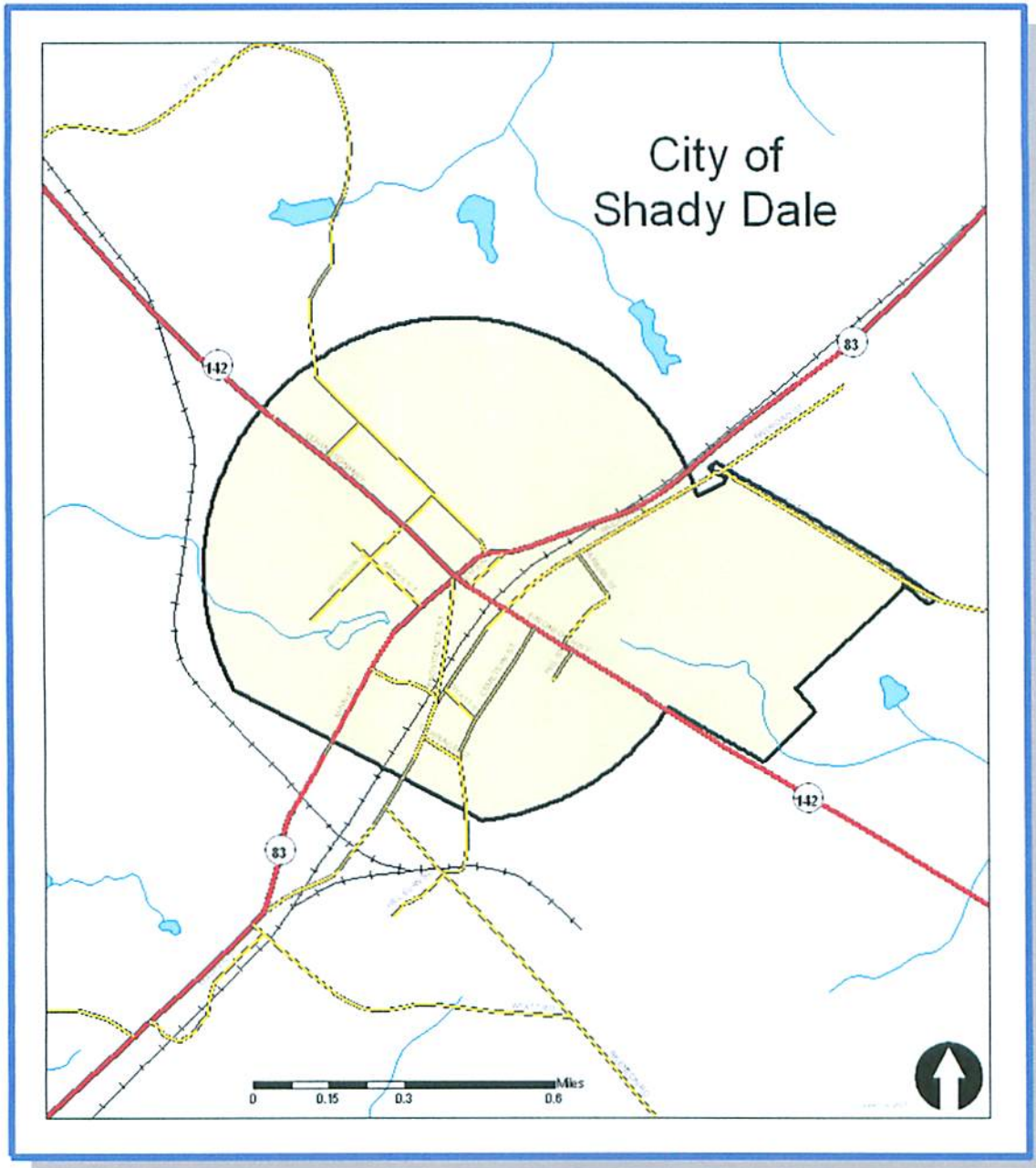
- Not applicable in Jasper County
- The south side of Monticello includes an old elementary school site with great redevelopment potential. Some residential areas adjacent could benefit from redevelopment as affordable housing using CDBG funds.











## **ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES FOR JASPER COUNTY**

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. An assessment of how these objectives apply to a local community is meant to give that community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of positive responses for an objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective it may consider this assessment as a means of monitoring progress towards achievement.

### ***Development Patterns***

| <b>Traditional Neighborhoods</b><br>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. |   |
|---|---|
| <b>Statement</b>  | <b>Comments</b>   |
| 1. Our zoning code does not separate commercial, residential and retail uses in every district.   | No.   |
| 2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.  | No.   |
| 3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.   | No.   |
| 4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.  | No.   |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.   | Yes. There are several organized efforts to support litter control. |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.  | No.   |
| 7. In some areas, several errands can be made on foot, if desired.  | No. County is too rural.  |
| 8. Some children can and do walk to school safely.  | No.   |
| 9. Some children can and do bike to school safely.  | No.   |
| 10. Schools are located in or near neighborhoods.   | No.   |

Jasper County is a rural community with numerous large tracts of property. While marginal growth pressures exist, limited infrastructure discourages development potential. The



County is considering amending our Development Ordinance and our Zoning Ordinance to reflect more current types of regulations. While it may be appropriate to encourage, or at least permit Traditional Neighborhood Development, this would generally be an inappropriate development pattern.

| <b>Infill Development</b><br>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community. |   |
|--|---|
| <b>Statement</b>   | <b>Comments</b>   |
| 1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.   | No. There are no areas that <u>need</u> redevelopment.  |
| 2. We are actively working to promote Brownfield redevelopment.  | Not applicable  |
| 3. Our community is actively working to promote greyfield redevelopment.   | Not applicable  |
| 4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)  | Yes. The Jasper County Future Land Use Map identifies major intersections for potential commercial nodes. |
| 5. We allow small lot development (<5000 SF) for some uses.  | No. Lack of infrastructure prohibits small lot development.   |

While infill development is not applicable to Jasper County, nodal development and conservation subdivision design criteria are in place to encourage smart growth.

| <b>Sense of Place</b><br>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment |  |
|---|--|
| <b>Statement</b>  | <b>Comments</b>  |
| 1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.   | Yes. Jasper County has beautiful examples of classic rural Georgia with pecan orchards, State scenic byways, rolling pastures and preserved forests.   |
| 2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.  | Yes. The Monticello Crossroads Scenic Byways Commission has designated Highways 11 and 83 North as Scenic Byways. The U.S. Forest Service protects numerous areas housing Federally Endangered, State Sensitive, Federally Protected, Species of Concern, and Locally Rare species of plants and/or animals. For example, they have protected several areas that house the Federally Endangered Red-Cockaded Woodpecker. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas.  | No. We are working towards adopting architectural standards to ensure new development reflects our rural heritage.   |



|  |   |
|--|---|
| 4. We have ordinances to regulate the size and type of signage.  | Yes. A sign ordinance is in place, however, signs are not to exceed 35 feet in height or more than 125 square feet. This is not very restrictive.   |
| 5. We offer a development guidebook that illustrates the new type of development we want in our community. | Yes. Jasper County is creating a guidebook with examples of desired development.  |
| 6. Our community has a plan to protect designated farmland.  | Yes, through the Conservation Easement Program (tax credit). At present, this idea has received increased interest amidst current development trends. Should be coordinated with plans to identify and preserve the county's rural character. |

Traditional Neighborhood Development is more appropriate within the City of Monticello, however, it is of primary County concern to maintain our rural character, Jasper County's sense of place.

| <b>Transportation Alternatives</b><br><b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b> |   |
|---|---|
| <b>Statement</b>  | <b>Comments</b>   |
| 1. We have public transportation in our community.  | No.   |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit.  | Yes. New residential development with 20 or more lots must provide at least two entrances, but connection through street network is not required. |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations.  | No.   |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.  | Yes. Sidewalks are required in new residential development.   |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible  | No.   |
| 6. We have a plan for bicycle routes through our community.   | Yes. The Jasper County Bicycle and Pedestrian Network is part of the Northeast Georgia Regional Bicycle and Pedestrian Plan.                      |
| 7. We allow commercial and retail development to share parking areas wherever possible.   | No.   |

Due to our rural character, population density makes public transportation unfeasible. Bike routes, walking trails and horse trails are available for recreation opportunities. Railroad runs through the County for Commercial or Industrial uses.

| <b>Regional Identity</b><br><b>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b> |  |
|--|--|
| <b>Statement</b>   | <b>Comments</b>  |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage.  | Not necessarily for new development, although architectural guidelines are in place.   |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.   | Yes. There are economic ties connecting Jasper County with the surrounding region, especially a farmers market in Monticello every weekend during Spring, Summer and Fall. |



|  |   |
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| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal) | Yes. We are creating an Agri-Tourism Association for the State to be headquartered in Monticello. The Market Festival has created numerous jobs. Nature tourism has encouraged new and exciting businesses. |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.                                | Yes.  |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region.   | Yes.  |
| 6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.                 | Yes.  |

We are actually a part of several things. Tracy Travillo of the Development Authority of Jasper County is part of the Department of Community Affairs Regional Advisory Council Tourism Committee (covering 12 counties), Georgia Department of Economic Development's regional Arts Development Council (covering Jasper, Bibb, Jones, Putnam, Monroe, and Baldwin counties) and statewide Georgia Arts by the Mile partnerships (covering the state). Nancy Wood, through the Monticello – Jasper County Chamber of Commerce, is a part of the GDEcD's Heartland Heritage Tourism group. Sage Edwards, through Better Hometown (Monticello only), is a part of Simply Southern Tourism. We also all coordinate our nature-based tourism efforts and scenic byways efforts with surrounding counties.

### ***Resource Conservation***

| <b>Heritage Preservation</b><br>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character. |  |
|---|--|
| Statement   | Comments   |
| 1. We have designated historic districts in our community.  | No.  |
| 2. We have an active historic preservation commission.  | No.  |
| 3. We want new development to complement historic development, and we have ordinances in place to ensure such.  | Yes. The County is working towards enacting Architectural Standards as part of our zoning ordinance. |

The County has numerous culturally significant structures and they are scattered throughout the County. We presently recognize our hometown celebrity, country singer Trisha Yearwood.

| <b>Open Space Preservation</b><br>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation. |  |
|--|--|
| Statement  | Comments   |
| 1. Our community has a greenspace plan.  | No. There is no formal plan but there are provisions for open space within environmental regulations and the covenants of select subdivisions. |



|  |   |
|--|---|
| 2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.                              | Yes. Conservation Subdivision design principles will be the normal practice for residential development. This will require permanently protected areas of common areas. |
| 3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community. | No. Although the U.S. Forest Service does preserve some environmentally important areas in our County.  |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.                             | Yes. Conservation subdivisions are encouraged and allowed within Jasper County.   |

Conservation Subdivisions are now allowed by right, whereas “conventional” subdivision is allowed only where the developer can show that “conventional” design better implements the goals and objectives of the Comprehensive Plan. We are currently considering revising our zoning and development ordinances with assistance from Randall Arendt. He strongly advocates compact development and planning for coordinated greenbelt corridors (building a golf course community without the golf course).

| <b>Environmental Protection</b><br><b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b> |  |
|--|--|
| <b>Statement</b>   | <b>Comment</b>   |
| 1. We have a comprehensive natural resources inventory.  | Yes, as part of the Comprehensive Plan.  |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas.  | Yes. Each development is compared with the inventory and made to comply with locally adopted environmental ordinances (based on State models).   |
| 3. We have identified our defining natural resources and have taken steps to protect them.   | No, not as a County, but this has been done through the U.S. Forest Service (40,000 acres), Charlie Elliott Wildlife Center (6,400 acres), and the U.S. Fish and Wildlife Service (6,400 acres) – over 22% of the total land mass in the County. |
| 4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.  | Yes.   |
| 5. Our community has and actively enforces a tree preservation ordinance.  | No.  |
| 6. Our community has a tree-replanting ordinance for new development.  | No.  |
| 7. We are using stormwater best management practices for all new development.  | Yes.   |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)  | Yes. This includes Soil Erosion and Sedimentation Control measures.  |

Implementation of the Conservation Subdivision design principles will help to maintain the character of our community. We also participate in a Tri-County effort, with Georgia Power, to insure consistent enforcement of these environmental protection measures at Jackson Lake.



***Social and Economic Development***

**Growth Preparedness**

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

| Statement  | Comments  |
|--|---|
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.   | Yes.  |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections.                                  | No. School Board uses State Department of Education Projections (one year) based on trends. Local Government and other entities utilize census data, forecasts by Woods and Poole Economics and RDC calculations. |
| 3. Our elected officials understand the land development process in our community.   | Yes.  |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.           | Yes.  |
| 5. We have a Capital Improvements Program that supports current and future growth.   | Yes. Jasper County has a Capital Improvements Element of our Comprehensive Plan, in place for impact fees, and will require yearly review.  |
| 6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community. | Yes. As part of the Comprehensive Plan process, we created a Future Land Use Map that reflects those areas of potential growth, and our elected officials utilize this when making zoning decisions.              |
| 7. We have clearly understandable guidelines for new development.  | Yes. Jasper County is crafting new ordinance language that will hopefully be easy to understand.  |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.                             | Yes. Leadership Jasper, a yearly class for community leaders, has a session on the local planning process.  |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.    | Yes. Some information can be found on the City and County websites, and the local newspaper advertises public meetings.   |
| 10. We have a public-awareness element in our comprehensive planning process.  | No.   |

**Appropriate Businesses**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

| Statement  | Comments   |
|--|--|
| 1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them. | Yes. MEAG Power led Team Jasper in a strategic planning session in July 2005 which is updated annually by the Development Authority. |



|  |  |
|--|--|
| 2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible. | Yes. BREP surveys completed in 2005 and updated annually to help us determine this.  |
| 3. We recruit businesses that provide/ create sustainable products.  | Yes.   |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple us.   | No. If Georgia Pacific (with 522 employees and over half of all industrial jobs) shut down, it would still have a devastating effect on our economy. |

| <b>Employment Options</b><br>A range of job types should be provided in each community to meet the diverse needs of the local workforce. |  |
|--|--|
| Statement  | Comments   |
| 1. Our economic development program has an entrepreneur support program.   | Yes. We were designated as an Entrepreneur Friendly community in April 2007. |
| 2. Our community has jobs for skilled labor.   | Yes. Much of industry now requires skilled labor.                            |
| 3. Our community has jobs for unskilled labor.   | Yes.   |
| 4. Our community has professional and managerial jobs.   | Yes.   |

| <b>Housing Choices</b><br>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs. |  |
|---|--|
| Statement   | Comments   |
| 1. Our community allows accessory units like garage apartments or mother-in-law units.  | Yes. A guest house is permitted, but it is not to be used for rental purposes. |
| 2. People who work in our community can afford to live here.  | Yes. Although there is a need for more quality, affordable housing.            |
| 3. Our community has enough housing for each income level (low, moderate, and above-average incomes)  | Yes. Although there is a need for more quality, affordable housing.            |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.  | No.  |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development.  | No. We are a rural County.   |
| 6. We have vacant and developable land available for multifamily housing.   | Not in the County.   |
| 7. We allow multifamily housing to be developed in our community.   | Yes. Yet there is a growing need for more apartments within the county.        |
| 8. We support community development corporations building housing for lower-income households.  | Yes. We have in the past and hope to again soon with USDA/HUD programs.        |



|   |  |
|---|--|
| 9. We have housing programs that focus on households with special needs.                          | Yes. Although very limited, the affordable housing projects recently completed are handicap accessible. There is a growing need for housing for the elderly. |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | No.  |

Housing options in Unincorporated Jasper County generally fall into two categories; either a large house (1,800 sq. ft. +) on an acre of land, or a relatively small house (1,200 sq. ft. +) on five or more acres. There are isolated areas that allow single-wide manufactured homes, and there is a zoning category that permits multifamily housing, but our lack of infrastructure (limited water and no County sewer) limits this type of development. This type of housing development (lofts, multifamily, small lots) is more appropriate in the City of Monticello at this time.

| <b>Educational Opportunities</b><br><b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b> |  |
|---|--|
| <b>Statement</b>  | <b>Comments</b>  |
| 1. Our community provides work-force training options for our citizens.   | Yes. Griffin Technical College – Jasper County Facility is located in Monticello, provides workforce training.   |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community.   | Yes, as described above.   |
| 3. Our community has higher education opportunities, or is close to a community that does.  | Yes. The Georgia Perimeter College is located 25 miles North in Covington, the Georgia College and State University is located 35 miles East in Milledgeville, the University of Georgia is located 50 miles North in Athens, and Georgia Tech is located 60 miles Northeast in Atlanta, all close to our community. |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.   | Yes. Our healthcare field and engineering opportunities are growing. Education continues to be a field for young college graduates. We need more of these types of jobs though.  |

### ***Governmental Relations***

| <b>Regional Solutions</b><br><b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b> |  |
|--|--|
| <b>Statement</b>   | <b>Comments</b>  |
| 1. We participate in regional economic development organizations.  | Yes. See note for regional identities.   |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.   | Yes, especially tri-County concerns around Jackson Lake with Georgia Power.                |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.                        | Yes. Libraries, tourism, emergency response are services that may cross County boundaries. |



|   |   |
|---|---|
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | Yes. Jasper County actively participates with the Regional Development Centers for Developments of Regional Impact. |
|---|---|

| <b>Regional Cooperation</b><br>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network. |   |
|--|---|
| Statement  | Comments  |
| 1. We plan jointly with our cities and county for Comprehensive Planning purposes.   | Yes.  |
| 2. We are satisfied with our Service Delivery Strategies.  | Yes.  |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or craft regionwide strategies.  | Rarely.   |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.  | Yes. Regional Development Center monthly meetings and varied conferences. |

## **ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES FOR MONTICELLO**

### ***Development Patterns***

| <b>Traditional Neighborhoods</b><br>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. |   |
|---|---|
| Statement   | Comments  |
| 1. Our zoning code does not separate commercial, residential and retail uses in every district.   | Yes   |
| 2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.  | No.   |
| 3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.   | Ordinance needs improvement.  |
| 4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.  | Yes. Monticello has had this in the past with our Dogwood-lined streets and trees in the downtown area.                               |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.   | Yes, there are several organized efforts to support litter control.   |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.  | Yes – Monticello has improved sidewalks in the downtown area and plans on more improvements soon. They also maintain vegetation well. |

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| 7. In some areas, several errands can be made on foot, if desired. | Yes |
| 8. Some children can and do walk to school safely.                 | No. |
| 9. Some children can and do bike to school safely.                 | No. |
| 10. Schools are located in or near neighborhoods.                  | No. |

The City of Monticello does indeed have Traditional Neighborhood Development patterns.

| <b>Infill Development</b><br>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community. |  |
|--|--|
| <b>Statement</b>   | <b>Comments</b>  |
| 1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.   | Yes, through the Downtown Development Authority of Monticello.                       |
| 2. We are actively working to promote Brownfield redevelopment.  | Yes, through the Downtown Development Authority of Monticello.                       |
| 3. Our community is actively working to promote greyfield redevelopment.   | Yes, through the Downtown Development Authority of Monticello.                       |
| 4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)  | Yes. At present there are no mechanisms in place other than the Future Land Use map. |
| 5. We allow small lot development (<5000 SF) for some uses.  | Yes.   |

| <b>Sense of Place</b><br>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment |   |
|---|---|
| <b>Statement</b>  | <b>Comments</b>   |
| 1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.   | Yes. Monticello has a distinctive Historic District downtown with architecture based on Thomas Jefferson's home in several buildings.   |
| 2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.  | Yes. Monticello is on the National Register of Historic Places and the Central Business District is designated as an Historic District. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas.  | No. The City needs more than historic guidelines.   |
| 4. We have ordinances to regulate the size and type of signage.   | Yes. Needs improvement.   |



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| 5. Our community has a plan to protect designated farmland. | Not applicable. |
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| <b>Transportation Alternatives</b><br><b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b> |                                    |
|---|------------------------------------|
| <b>Statement</b>  | <b>Comments</b>                    |
| 1. We have public transportation in our community.  | No.                                |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit.  | No.                                |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations.  | Yes. Needs improvement.            |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.  | Not currently, but this is needed. |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible  | Not currently, but this is needed. |
| 6. We have a plan for bicycle routes through our community.   | Yes. Needs improvement.            |
| 7. We allow commercial and retail development to share parking areas wherever possible.   | Yes.                               |

| <b>Regional Identity</b><br><b>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b> |   |
|--|---|
| <b>Statement</b>   | <b>Comments</b>   |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage.  | Yes.  |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.   | Yes. Several industries are regionally connected as well as our Market Festival every Saturday during May through October.  |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)   | Yes. We are creating an Agri-tourism Association for the State to be headquartered in Monticello. The Market Festival has created numerous jobs. Nature tourism has encouraged new and exciting businesses. |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.  | Yes. The Historic Heartland.  |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region.   | Yes.  |



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| 6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education. | Yes. |
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### ***Resource Conservation***

| <b>Heritage Preservation</b><br>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character. |                         |
|---|-------------------------|
| Statement   | Comments                |
| 1. We have designated historic districts in our community.  | Yes.                    |
| 2. We have an active historic preservation commission.  | Yes.                    |
| 3. We want new development to complement historic development, and we have ordinances in place to ensure such.  | Yes. Needs improvement. |

| <b>Open Space Preservation</b><br>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation. |  |
|--|--|
| Statement  | Comments   |
| 1. Our community has a greenspace plan.  | No.  |
| 2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.  | No.  |
| 3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.   | There are measures in place to preserve trees but not land. There is a demand for broader conservation measures. |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.   | No.  |

| <b>Environmental Protection</b><br>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved. |   |
|---|---|
| Statement   | Comment                                   |
| 1. We have a comprehensive natural resources inventory.   | Yes. Through the Comprehensive Plan only. |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas.   | Yes. Needs improvement.                   |
| 3. We have identified our defining natural resources and have taken steps to protect them.  | Yes. Needs improvement.                   |
| 4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.   | Yes.                                      |

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| 5. Our community has and actively enforces a tree preservation ordinance.   | Yes. Needs improvement.                                  |
| 6. Our community has a tree-replanting ordinance for new development.   | No.  |
| 7. We are using stormwater best management practices for all new development.   | Yes. Needs improvement.                                  |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.) | Yes. There are E&SC and other environmental regulations. |

### ***Social and Economic Development***

#### **Growth Preparedness**

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

| <b>Statement</b>   | <b>Comments</b>         |
|--|-------------------------|
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.   | Yes.                    |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections.                                  | Yes.                    |
| 3. Our elected officials understand the land development process in our community.   | Yes.                    |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.           | Yes.                    |
| 5. We have a Capital Improvements Program that supports current and future growth.   | No.                     |
| 6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community. | Yes. Needs improvement. |
| 7. We have clearly understandable guidelines for new development.  | Yes.                    |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.                             | Yes.                    |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.    | Yes.                    |
| 10. We have a public-awareness element in our Comprehensive Planning process.  | No.                     |



| <b>Appropriate Businesses</b><br><b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</b> |   |
|---|---|
| Statement   | Comments  |
| 1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.  | Yes.  |
| 2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.  | Yes.  |
| 3. We recruit businesses that provide/ create sustainable products.   | Yes.  |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple us.  | The job base is diverse but the overall size of the market is considered small enough that the loss of one of several employers could damage the economy. |

| <b>Employment Options</b><br><b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b> |                            |
|---|----------------------------|
| Statement   | Comments                   |
| 1. Our economic development program has an entrepreneur support program.  | Yes. Certified April 2007. |
| 2. Our community has jobs for skilled labor.  | Yes.                       |
| 3. Our community has jobs for unskilled labor.  | Yes.                       |
| 4. Our community has professional and managerial jobs.  | Yes. Needs improvement.    |

| <b>Housing Choices</b><br><b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</b> |   |
|--|---|
| Statement  | Comments  |
| 1. Our community allows accessory units like garage apartments or mother-in-law units.   | Yes. In some districts.   |
| 2. People who work in our community can afford to live here.   | Yes. Although there is a need for more quality, affordable housing. |
| 3. Our community has enough housing for each income level (low, moderate, and above-average incomes)   | Yes. Although there is a need for more quality, affordable housing. |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.   | Yes. Needs improvement.   |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development.   | Yes. Needs improvement.   |

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|---|----------------------------|
| 6. We have vacant and developable land available for multifamily housing.                         | Yes.                       |
| 7. We allow multifamily housing to be developed in our community.                                 | Yes.                       |
| 8. We support community development corporations building housing for lower-income households.    | Yes.                       |
| 9. We have housing programs that focus on households with special needs.                          | Yes. Although very limited |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | Yes. Needs improvement.    |

| <b>Educational Opportunities</b><br><b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b> |                         |
|---|-------------------------|
| Statement   | Comments                |
| 1. Our community provides work-force training options for our citizens.   | Yes.                    |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community.   | Yes.                    |
| 3. Our community has higher education opportunities, or is close to a community that does.  | Yes.                    |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.   | Yes. Needs improvement. |

### ***Governmental Relations***

| <b>Regional Solutions</b><br><b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b> |                             |
|--|-----------------------------|
| Statement  | Comments                    |
| 1. We participate in regional economic development organizations.  | Yes. Through Team Jasper.   |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.   | Yes. Needs improvement.     |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.                        | Yes. Needs improvement.     |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.  | Yes.                        |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community.   | Yes. In historic districts. |



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|--|-------------------------|
| 6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals. | Yes. Needs improvement. |
| 7. We have a budget for annual training for planning commission members and staff, and we use it.  | No.                     |
| 8. Our elected officials understand the land-development process in our community.   | Yes.                    |

#### **Regional Cooperation**

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

| Statement  | Comments |
|--|----------|
| 1. We plan jointly with our cities and county for Comprehensive Planning purposes  | Yes.     |
| 2. We are satisfied with our Service Delivery Strategies   | Yes.     |
| 3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other) | Yes.     |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.  | Yes.     |

### **ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES FOR CITY OF SHADY DALE**

#### ***Development Patterns***

##### **Traditional Neighborhoods**

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

| Statement  | Comments |
|--|----------|
| 1. Our zoning code does not separate commercial, residential and retail uses in every district.  | No.      |
| 2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process. | No.      |
| 3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.  | No.      |
| 4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.   | No.      |

|  |      |
|--|------|
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.          | Yes. |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose. | Yes. |
| 7. In some areas, several errands can be made on foot, if desired.   | Yes. |
| 8. Some children can and do walk to school safely.   | N/A. |
| 9. Some children can and do bike to school safely.   | N/A. |
| 10. Schools are located in or near neighborhoods.  | N/A. |

| <b>Infill Development</b><br><b>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</b> |                |
|---|----------------|
| Statement   | Comments       |
| 1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.  | No.            |
| 2. We are actively working to promote Brownfield redevelopment.   | Not applicable |
| 3. Our community is actively working to promote greyfield redevelopment.  | Not applicable |
| 4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)   | Not applicable |
| 5. We allow small lot development (<5000 SF) for some uses.   | Yes            |

| <b>Sense of Place</b><br><b>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment</b> |   |
|--|---|
| Statement  | Comments  |
| 1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.  | Yes. There are many distinctive and unique characteristics. |
| 2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.   | Yes.  |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas.   | No.   |
| 4. We have ordinances to regulate the size and type of signage.  | Yes.  |
| 5. We offer a development guidebook that illustrates the new type of development we want in our community.   | No.   |



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|---|-----------------|
| 6. Our community has a plan to protect designated farmland. | Not applicable. |
|---|-----------------|

| <b>Transportation Alternatives</b><br><b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b> |  |
|---|--|
| <b>Statement</b>  | <b>Comments</b>  |
| 1. We have public transportation in our community.  | No.  |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit.  | Yes.   |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations.  | Yes.   |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.  | No.  |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible  | Not applicable.  |
| 6. We have a plan for bicycle routes through our community.   | Yes. The Jasper County Bicycle and Pedestrian Network is part of the Northeast Georgia Regional Bicycle and Pedestrian Plan. |
| 7. We allow commercial and retail development to share parking areas wherever possible.   | No.  |

| <b>Regional Identity</b><br><b>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b> |   |
|--|---|
| <b>Statement</b>   | <b>Comments</b>   |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage.  | Yes.  |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.   | Yes. There are economic ties connecting the City of Shady Dale with the surrounding region. |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)   | Yes.  |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.  | Yes.  |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region.   | Yes.  |
| 6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.   | No.   |

### ***Resource Conservation***

#### **Heritage Preservation**

**The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character.**

| <b>Statement</b>   | <b>Comments</b> |
|--|-----------------|
| 1. We have designated historic districts in our community.   | No.             |
| 2. We have an active historic preservation commission.   | No.             |
| 3. We want new development to complement historic development, and we have ordinances in place to ensure such. | No.             |

#### **Open Space Preservation**

**New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.**

| <b>Statement</b>   | <b>Comments</b> |
|--|-----------------|
| 1. Our community has a greenspace plan.  | No.             |
| 2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.                              | No.             |
| 3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community. | No.             |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.                             | No.             |

#### **Environmental Protection**

**Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.**

| <b>Statement</b>  | <b>Comment</b>                          |
|---|---|
| 1. We have a comprehensive natural resources inventory.   | Yes, as part of the Comprehensive Plan. |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | No.                                     |
| 3. We have identified our defining natural resources and have taken steps to protect them.        | No.                                     |
| 4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.   | No.                                     |
| 5. Our community has and actively enforces a tree preservation ordinance.                         | No.                                     |
| 6. Our community has a tree-replanting ordinance for new development.                             | Yes.                                    |



|   |      |
|---|------|
| 7. We are using stormwater best management practices for all new development.   | Yes. |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.) | N/A. |

### ***Social and Economic Development***

#### **Growth Preparedness**

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

| Statement  | Comments |
|--|----------|
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.   | Yes.     |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections.                                  | No.      |
| 3. Our elected officials understand the land development process in our community.   | Yes.     |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.           | Yes.     |
| 5. We have a Capital Improvements Program that supports current and future growth.   | Yes.     |
| 6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community. | Yes.     |
| 7. We have clearly understandable guidelines for new development.  | Yes.     |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.                             | No.      |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.    | Yes.     |
| 10. We have a public-awareness element in our comprehensive planning process.  | No.      |

#### **Appropriate Businesses**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

| Statement | Comments |
|-----------|----------|
|-----------|----------|

|  |                 |
|--|-----------------|
| 1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them. | Not applicable. |
| 2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.             | Not applicable. |
| 3. We recruit businesses that provide/ create sustainable products.  | No.             |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple us.   | Yes.            |

| <b>Employment Options</b><br>A range of job types should be provided in each community to meet the diverse needs of the local workforce. |          |
|--|----------|
| Statement  | Comments |
| 1. Our economic development program has an entrepreneur support program.   | No.      |
| 2. Our community has jobs for skilled labor.   | Yes.     |
| 3. Our community has jobs for unskilled labor.   | Yes.     |
| 4. Our community has professional and managerial jobs.   | Yes.     |

| <b>Housing Choices</b><br>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs. |          |
|---|----------|
| Statement   | Comments |
| 1. Our community allows accessory units like garage apartments or mother-in-law units.  | Yes.     |
| 2. People who work in our community can afford to live here.  | Yes.     |
| 3. Our community has enough housing for each income level (low, moderate, and above-average incomes)  | Yes.     |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.  | Yes.     |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development.  | No.      |
| 6. We have vacant and developable land available for multifamily housing.   | Yes.     |
| 7. We allow multifamily housing to be developed in our community.   | Yes.     |
| 8. We support community development corporations building housing for lower-income households.  | No.      |



|   |     |
|---|-----|
| 9. We have housing programs that focus on households with special needs.                          | No. |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | No. |

| <b>Educational Opportunities</b><br><b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b> |   |
|---|---|
| Statement   | Comments  |
| 1. Our community provides work-force training options for our citizens.   | No.   |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community.   | No.   |
| 3. Our community has higher education opportunities, or is close to a community that does.  | No (see County for nearby educational opportunities). |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.   | No.   |

### ***Governmental Relations***

| <b>Regional Solutions</b><br><b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b> |          |
|--|----------|
| Statement  | Comments |
| 1. We participate in regional economic development organizations.  | No.      |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.   | Yes.     |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.                        | Yes.     |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.  | Yes.     |

| <b>Regional Cooperation</b><br><b>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</b> |          |
|---|----------|
| Statement   | Comments |
| 1. We plan jointly with our cities and county for Comprehensive Planning purposes.  | Yes.     |

|   |      |
|---|------|
| 2. We are satisfied with our Service Delivery Strategies.   | Yes. |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or craft regionwide strategies. | No.  |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.                               | No.  |

## **ISSUES AND OPPORTUNITIES**

The following represents an amended listing Issues and Opportunities for Jasper County and the Cities of Monticello and Shady Dale, as identified through the Partial Plan Update process. In order to accomplish the goals and objectives suggested for each community the County and Cities must consider these in future activities and as we move forward with their full Comprehensive Plan Update in 2012.

### ***Economic Development***

- The updated Comprehensive Plan will begin coordination of economic development and land use management
- There is a need for an updated, comprehensive economic development strategy for the county, providing coordination for the different organizations involved
- Improved water and sewer service is needed depending on the size and type of industries brought into the county
- Telecommunications infrastructure is considered good and improving

### ***Community Facilities and Services***

- The County plans to expand recreational opportunities
- The County may consider land within the Liberty Church Road area for a new EMS/Ambulance Center
- The school system needs to work with the City of Monticello and the County to ensure long range plans for their facilities are coordinated with future land use plans
- The City of Monticello's Public Works Department has plans for improving and expanding the sewer capacities and service areas
- Within the City of Monticello there is an immediate need for upgrading the water system to both maintain existing levels of service and provide for any possible expansion
- Upon completion of the East Georgia Multi-County Transportation Study for Greene Jasper, Morgan and Putnam Counties, the County and Cities should consider a formal transportation plan
- The County has adopted impacts fees that will help offset some of the capital expenses of providing infrastructure to Libraries, Parks, Emergency Services, the Sheriff, and 911. These fees will enable the County to maintain a high level of service in these areas.



- The Jasper County Water and Sewer Authority plans to extend its current system to serve more of Jasper County citizens and to be prepared for possible industrial and commercial growth.
- The five Water supply entities (Jasper County Water and Sewer Authority, Alcovy Shores Water Authority, City of Monticello, City of Shady Dale, and Turtle Cove) should consider meeting on a regular basis to develop long-range planning priorities.

***Natural, Cultural and Historic Resources***

- The County needs to continually review our environmental ordinances to ensure that they are being enforced correctly and effectively.
- The County and City of Monticello continually update our inventories of historic and cultural sites as part of historic preservation and maintaining our scenic byways.
- The County and Cities should review protection measures for historic sites and land conservation.

***Housing***

- The County will consider enacting architectural standards as part of the Zoning Ordinance review to maintain a high quality housing stock.
- The County and Cities should perform/attain a study of market trends for housing; Must profile how projected development will impact costs of living and effective delivery of public services

***Land Use***

- The County must develop a long-range plan for the land use surrounding Jackson Lake and develop a means for implementation.
- The County needs to monitor the effectiveness of our Zoning and Development Ordinances as development pressures present themselves.
- As part of the Comprehensive Plan update, the County and Cities should strive to better define their rural character and consider growth management policies that could protect that character.
- The nature of existing development practices should be analyzed to determine the extent to which the County wishes to continue or discontinue selected practices.
- To protect undeveloped lands through flexible land use controls that would become the norm rather than the exception.
- To use conservation design to locate houses and streets on the least productive farmland or the least significant woodland habitat, to locate septic sewage systems on the soils best suited for that purpose, and to provide for stormwater infiltration areas to recharge groundwater supplies.

## **POLICIES**

The following represents an amended listing of the policies for Jasper County and the Cities of Monticello and Shady Dale, as identified through the Partial Plan Update process. In order to accomplish the goals and objectives suggested for each community, the County and Cities must consider these in future activities and as we move forward with their full Comprehensive Plan Update in 2012.

### ***Economic Development***

- ~~Policy 1.1.5 Promote expansion and recruitment of business and industry that provides employment to local residents.~~ We will support programs for the retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- Policy 1.1.6 We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- Policy 1.3.4 We will take into account access to housing and impacts on transportation when considering economic development projects.
- Policy 1.3.5 We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

### ***Housing***

- Policy 1.4.2 We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- Policy 1.4.3 We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

### ***Natural, Cultural and Historic Resources***

- Policy 1.1.1 The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- Policy 1.1.2 We will minimize inefficient land consumption and encourage more compact development in order to preserve green open space and natural resource areas.
- Policy 1.1.3 We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- Policy 1.1.4 We will promote the protection and maintenance of trees and green open space in all new development.
- Policy 1.1.5 We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- Policy 1.1.6 We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- Policy 1.1.7 We will ensure safe and adequate supplies of water through protection of ground and surface water sources.



- Policy 1.1.8 No demolition permit of any structure and no development permit for any site listed or eligible for listing on the National Register of Historic Places shall be issued without a public hearing.

### ***Community Facilities and Services***

#### **Transportation**

- Policy 1.1.2 The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- Policy 1.1.3 Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, as well as local vehicular circulation.
- Policy 1.1.4 We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- Policy 1.1.5 Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

#### **Educational Facilities**

- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

#### **General Government**

- Policy 1.1.4 We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- Policy 1.1.5 We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Policy 1.1.6 We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.

### ***Land Use***

- Policy 1.2.2 Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Policy 1.2.3 We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Policy 1.3.4 We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Policy 1.3.5 We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Policy 1.3.6 Our gateways and corridors will create a "sense of place" for our community.
- Policy 1.3.7 We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

- Policy 1.3.8 We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- Policy 1.3.9 We support new land uses that enhance housing options in our community.
- Policy 1.3.10 We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Policy 1.4.1 The nature of existing development practices should be analyzed to determine the extent to which the County and Cities wish to continue or discontinue selected practices.

***Intergovernmental coordination***

- Policy 1.1.4 We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Policy 1.1.5 We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection).
- Policy 1.1.6 We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- Policy 1.1.7 We will consult other public entities in our area when making decisions that are likely to impact them.
- Policy 1.1.8 We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.



## APPENDIX A

### Report of Accomplishments

#### Short Term Work Program, 2007-2012

| <b>SHORT Term Work program-Report of Accomplishments<br/>                     2003-2007 and ongoing<br/>                     JASPER COUNTY, GEORGIA</b> |   |                        |                        |                       |                                |                                       |                       |   |
|---|---|------------------------|------------------------|-----------------------|--------------------------------|---------------------------------------|-----------------------|---|
| <b>Plan Element</b>   | <b>Description</b>  | <b>Initiation Year</b> | <b>Completion Year</b> | <b>Estimated Cost</b> | <b>Responsible Party</b>       | <b>Possible Funding Sources</b>       | <b>Project Status</b> | <b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>                               |
| CF  | Complete Animal Shelter   | 2005                   | 2006                   | \$50,000              | County                         | USDA                                  | 1                     | In operation since May 2005   |
| CF  | New communication tower at 911 facility                               | 2003                   | 2004                   | \$55,000              | County/E911 Authority          | 90% FEMA<br>10% County                | 1                     |   |
| CF  | Seek grant for 50 new air packs SCBA                                  | 2003                   | 2005                   | \$150,000             | County                         | Federal fire grant/Local              | 1                     |   |
| CF  | Work with DOT to locate perimeter road bypass                         | 2003                   | 2012                   | \$0                   | County/City                    | DOT                                   | 2                     |   |
| CF  | Complete four County transportation study                             | 2006                   | 2007                   | \$0                   | County                         |                                       | 2                     | HNTB Study  |
| CF  | Classify road/ planning and priority for maintenance, improvements    | 2006                   | 2007                   | \$0                   | County                         |                                       | 1                     | County Manager has been working with County Commissioners to establish road priority list, including SPLOST |
| CF  | Jackson Lake Road extension of water service area.                    | 2004                   | 2007                   | \$4 million           | County/Water & Sewer Authority | USDA Rural Development Loan and Grant | 1                     | To serve customers  |
| CF  | Provide advanced training 80-90 VFD hazmat/firefighting               | 2003                   | 2006                   | \$12,000-\$15,000     | County                         | GA Fire Academy/Local                 | 2                     |   |
| CF  | Develop a comprehensive study of traffic hazards countywide           | 2003                   | 2007                   | \$0                   | County/Public Works            |                                       | 2                     |   |
| CF  | Seek grant funding for fire department elevated water delivery system | 2006                   | Ongoing                | \$450,000             | County                         | Federal fire grant/Local              | 2                     |   |

| <b>SHORT Term Work program-Report of Accomplishments<br/> 2003-2007 and ongoing<br/> JASPER COUNTY, GEORGIA</b> |  |      |              |                         |   |                         |   |   |
|---|--|------|--------------|-------------------------|---|-------------------------|---|---|
| CF  | Cross train 12 EMT's to Fire Service   | 2006 | 2008         | \$2,000 annual          | County  | Local                   | 2 |   |
| LU  | Revise subdivision ordinance to promote conservation design                    | 2006 | 2007         | \$32,000                | County  | Local                   | 2 | Consultant to assist also with Zoning Ordinance revisions |
| ED  | Continue 4 County industrial park development                                  | 2003 | 2013         | Approx. \$50,000 annual | Jasper, Morgan, Newton, Walton County Joint Authority | Local portion is 10%    | 2 |   |
| ED  | Continue funding for Chamber of Commerce                                       | 2006 | Ongoing      | \$2,500 annual          | County  | Local                   | 2 |   |
| ED  | Continue funding for Jasper County DAJC  | 2003 | Ongoing      | \$59,000 annual         | County  | Local                   | 2 |   |
| LU  | Institute Impact Fees  | 2006 | 2007         | \$45,000                | County  | Local                   | 1 |   |
| CF  | Complete new High School   | 2005 | 2007         | \$14 Million            | School  | SPLOST/Local/State      | 1 |   |
| CF  | Expand water and sewer lines to new High School                                | 2005 | 2006         | \$788,000               | School  | School                  |   |   |
| NR  | Create tri county task force on equal enforcement of environmental regulations | 2005 | 2006 Ongoing | \$0                     | County  |                         | 1 |   |
| CF  | Cap existing landfill  | 2005 | 2006         | \$500,000               | County  | Local                   | 1 |   |
| CF  | Continue funding for Hospital and Department of Health                         | 2007 | 2007         | \$384,000<br>\$80,000   | County  | Local, user fees, State | 2 |   |
| CF  | Purchase and install fire repeater for improve fire service communications     | 2006 | 2007         | \$10,000                | County  | Local                   | 1 |   |

Project Status code:

- 1 - complete
- 2 - ongoing
- 3 - postponed with an estimated completion date
- 4 - abandoned with stated reason



| <b>SHORT Term Work program-Report of Accomplishments</b><br><b>2003-2007 and ongoing</b><br><b>CITY OF MONTICELLO, GEORGIA</b> |  |                        |                        |                       |                                     |                                 |                       |   |
|--|--|------------------------|------------------------|-----------------------|-------------------------------------|---------------------------------|-----------------------|---|
| <b>Plan Element</b>  | <b>Description</b>   | <b>Initiation Year</b> | <b>Completion Year</b> | <b>Estimated Cost</b> | <b>Responsible Party</b>            | <b>Possible Funding Sources</b> | <b>Project Status</b> | <b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b> |
| CF   | Complete upgrade of wastewater treatment facilities                          | 2003                   | 2007                   | \$3 Million           | City                                | Loan/City                       | 3                     |   |
| CF   | Identify roads/planning and priority for maintenance repair and improvements | 2003                   | 2005                   | \$50,000              | City/Planning                       | DOT/Local                       | 1                     |   |
| CF   | Rehabilitate downtown business facades                                       | 2003                   | Ongoing                | \$75,000              | City/Downtown Redevelopment         | DCA grant/Local                 | 2                     |   |
| CF   | Plan, design and construct Phase II of streetscape                           | 2003                   | 2009                   | \$300,000             | City                                | DCA Grant                       | 3                     |   |
| CF   | Renovate historic civic center   | 2003                   | Ongoing                | \$2.3 Million         | City/DDA/ Historic Preservation     | DCA Grant/ Private/Local        | 2                     |   |
| CF   | Support the County's efforts to prioritize the Perimeter Road Bypass         | 2003                   | Ongoing                | \$3.8 Million         | County/DOT                          | Federal/ State/ Local           | 2                     |   |
| CF   | Plan, design and construct Funderburg Park                                   | 2003                   | 2006                   | \$2 Million           | City                                | Grants/ Loan/ Local/ Private    | 1                     |   |
| CF   | Complete community use facility – Get Ahead House                            |                        |                        | \$500,000             | City/ Police/ DFACS                 | DCA Grant/ Local                | 1                     |   |
| CF   | Develop comprehensive plan to upgrade Water Plant                            | 2004                   | 2007                   | \$2,500               | City/ Consultant                    | Local                           | 1                     |   |
| CF   | Design/Construct a new post office   |                        |                        | \$230,000             | City/ Postal Service                | Loan/ Local                     | 4                     | Postal Service decision   |
| CF   | Make downtown handicap accessible  | 2003                   | Ongoing                | \$35,000              | City                                | Local/ DCA Grant                | 2                     |   |
| CF   | Increase the City's water supply – surface and ground water supply           | 2003                   | 2007                   | \$2.4 Million         | City/ Consultant                    | Grant/ Loan/ Local              | 1                     |   |
| CF   | Demolish buildings / Houses that are beyond economical repair                | 2003                   | 2009                   | \$4,000               | City/ Historic Preservation/ Zoning | Local/ Grants                   | 3                     |   |
| CF   | Expand natural gas system in Jasper and Jones County                         | 2003                   | Ongoing                | \$400,000             | City/ Consultant                    | MGAG Loan/ Local                | 2                     |   |

| <b>SHORT Term Work program-Report of Accomplishments</b><br><b>2003-2007 and ongoing</b><br><b>CITY OF MONTICELLO, GEORGIA</b> |  |      |         |          |   |                 |   |  |
|--|--|------|---------|----------|---|-----------------|---|--|
| CF   | Plan future recreation facilities to meet State recommendation   | 2003 | 2006    | \$45,000 | City/ Architect                                       | Local           | 1 |  |
| CF   | Study locations for future school system                         | 2003 | 2005    | \$700    | School Board/ City/ County                            | SPLOST/ State   | 1 |  |
| CF   | Complete phase 1 of 2 of GIS Utility Plan                        | 2003 | 2009    | \$40,000 | City/Consultant                                       | Local           | 3 |  |
| CF   | Evaluate all City facilities for efficiency/use                  | 2006 | 2008    | \$8,000  | City/Planning and Zoning                              | Local           | 3 |  |
| CF   | Perform security assessment of the water plant/distribution      | 2003 | 2006    | \$1,200  | City/GA Rural Water/EDA                               | Grant/Local     | 1 |  |
| <b>Land Use (LU)</b>   |  |      |         |          |   |                 |   |  |
| LU   | Review/study effect of annexation plan                           | 2003 | 2004    | \$2,000  | City/Planning and Zoning                              | Local           | 1 |  |
| LU   | Update Comprehensive Plan  | 2003 | 2003    | \$5,500  | City/Planning and Zoning                              | Local           | 1 |  |
| LU   | Revise subdivision ordinance to promote expanded design criteria | 2003 | 2008    | \$1,500  | City/Planning and Zoning                              | Local           | 3 |  |
| <b>Natural Resources (NR)</b>  |  |      |         |          |   |                 |   |  |
| NR   | Adopt a tree preservation ordinance                              | 2003 | 2005    | \$1,000  | City/Planning and Zoning                              | Local           | 1 |  |
| NR   | Promote cultural arts  | 2003 | Ongoing | \$600    | City  | Local/Private   | 2 |  |
| NR   | Continue support of Better Hometown Program                      | 2003 | Ongoing | \$56,000 | City  | Local           | 2 |  |
| NR   | Continue enforcement of environmental ordinances (Junk Car)      | 2003 | Ongoing | \$1,400  | City  | Local           | 2 |  |
| NR   | Continue support of 4 County Industrial Park Development         | 2003 | Ongoing |          | Jasper, Morgan, Newton, Walton County Joint Authority |                 | 2 |  |
| NR   | Continue support of Chamber of Commerce                          | 2003 | Ongoing | \$2,000  |   | Local           | 2 |  |
| NR   | Continue Watershed Protection, soil plans, wetland protection    | 2003 | Ongoing | \$1,800  | City/County/RDC/Planning and Zoning                   | Local/DCA Grant | 2 |  |



| <b>SHORT Term Work program-Report of Accomplishments</b><br><b>2003-2007 and ongoing</b><br><b>CITY OF MONTICELLO, GEORGIA</b> |  |             |                |                |                             |                                   |          |  |
|--|--|-------------|----------------|----------------|-----------------------------|-----------------------------------|----------|--|
| <b>NR</b>  | <b>Encourage city participation in National Flood Insurance Program</b>  | <b>2003</b> | <b>Ongoing</b> | <b>\$600</b>   | <b>EDA/City</b>             | <b>Local</b>                      | <b>2</b> |  |
| <b>Economic Development (ED)</b>   |  |             |                |                |                             |                                   |          |  |
| <b>ED</b>  | <b>Continue support of Economic Development</b>                          | <b>2003</b> | <b>Ongoing</b> |                | <b>City/DCA</b>             |                                   | <b>2</b> |  |
| <b>ED</b>  | <b>Continue to market/expand Natural Gas in Jones/Jasper County</b>      | <b>2003</b> | <b>Ongoing</b> | <b>\$1,200</b> | <b>City/MGAG</b>            | <b>Local</b>                      | <b>2</b> |  |
| <b>ED</b>  | <b>Develop a plan for increased tourism based on UGA tourism study</b>   | <b>2003</b> | <b>Ongoing</b> | <b>\$950</b>   | <b>EDA/City/County</b>      | <b>Local</b>                      | <b>2</b> |  |
| <b>ED</b>  | <b>Prepare a detailed economic development plan for the City</b>         | <b>2003</b> | <b>2009</b>    | <b>\$4,000</b> | <b>EDA/City</b>             | <b>Local</b>                      | <b>3</b> |  |
| <b>ED</b>  | <b>Identify additional parking for Public/Government future use</b>      | <b>2003</b> | <b>2004</b>    | <b>\$1,700</b> | <b>City/County/RDC</b>      | <b>Local</b>                      | <b>1</b> |  |
| <b>ED</b>  | <b>Continue to implement Freeport until we reach 100%</b>                | <b>2003</b> | <b>2004</b>    |                | <b>City/EDA/County</b>      |                                   | <b>1</b> |  |
| <b>ED</b>  | <b>Participate in BEST Legislation</b>                                   | <b>2003</b> | <b>Ongoing</b> |                | <b>City/EDA</b>             |                                   | <b>2</b> |  |
| <b>ED</b>  | <b>Apply for industrial development grants to encourage new industry</b> | <b>2003</b> | <b>Ongoing</b> | <b>\$450</b>   | <b>EDA/County</b>           | <b>Local</b>                      | <b>2</b> |  |
| <b>Population and Housing (HO)</b>   |  |             |                |                |                             |                                   |          |  |
| <b>HO</b>  | <b>Continue to apply for CDBG Grants</b>                                 | <b>2003</b> | <b>Ongoing</b> | <b>\$2,000</b> | <b>City/Consultant/RDC</b>  | <b>DCA/DHR/Local</b>              | <b>2</b> |  |
| <b>HO</b>  | <b>Explore avenues of assistance for public housing</b>                  | <b>2003</b> | <b>Ongoing</b> | <b>\$800</b>   | <b>City/RDC</b>             | <b>Federal/State/Grants/Local</b> | <b>2</b> |  |
| <b>HO</b>  | <b>Seek support from Rural Development (FmHA) for housing assistance</b> | <b>2003</b> | <b>Ongoing</b> | <b>\$950</b>   | <b>City</b>                 | <b>Rural Development/Local</b>    | <b>2</b> |  |
| <b>HO</b>  | <b>Informed and supportive public</b>                                    | <b>2003</b> | <b>Ongoing</b> | <b>\$450</b>   | <b>City/EDA/Chamber/BOE</b> | <b>Local</b>                      | <b>2</b> |  |

| <b>Short Term Work Program<br/>For<br/>Jasper County</b>  |                         |             |             |             |             |             |             |  |  |                           |
|---|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--|--|---------------------------|
| <b>Jasper County<br/>Implementation</b>   | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b>                           | <b>Cost<br/>Estimate</b>   | <b>Funding<br/>Source</b> |
| Complete new preschool  | CF                      |             | X           |             |             |             |             | School   | \$1.5 Mil  | School                    |
| Recreation center expansion   | CF                      |             |             | X           |             |             |             | County/Recreation<br>Authority                         | \$250,000  | SPLOST,<br>DCA,<br>DNR    |
| Open C&D Landfill   | CF                      |             | X           |             |             |             |             | County   | \$200,000  | Local<br>User fees        |
| Promote job-training efforts<br>from local and regional sources   | ED                      | X           | X           | X           | X           | X           | X           | Development<br>Authority of<br>Jasper County<br>(DAJC) | \$0  |                           |
| Foster cooperative relationship<br>among local government,<br>Griffin Tech, the School Board,<br>and private businesses to<br>monitor labor force conditions<br>and needs | ED                      | X           | X           | X           | X           | X           | X           | Development<br>Authority of<br>Jasper County<br>(DAJC) | \$0  |                           |
| Study local economic<br>characteristics and conditions to<br>address the potential for<br>economic diversification  | ED                      | X           | X           | X           | X           | X           | X           | Development<br>Authority of<br>Jasper County<br>(DAJC) | Part of the<br>function<br>of the<br>salaried<br>director of<br>the DAJC | Local                     |



| <b>Short Term Work Program<br/>For<br/>Jasper County</b>  |                         |             |             |             |             |             |             |   |  |                           |
|---|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|---|--|---------------------------|
| <b>Jasper County<br/>Implementation</b>   | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b>                              | <b>Cost<br/>Estimate</b>   | <b>Funding<br/>Source</b> |
| Develop a countywide tourism plan   | ED, CR                  | X           | X           | X           | X           | X           | X           | Development<br>Authority of<br>Jasper<br>County<br>(DAJC) | Part of the<br>function<br>of the<br>salaried<br>director of<br>the DAJC | Local                     |
| Participate in multi-jurisdictional<br>regional tourism planning efforts  | ED                      | X           | X           | X           | X           | X           | X           | County  | \$0  | Local                     |
| Utilize the Future Land Use Map to<br>coordinate new economic<br>development in appropriate areas<br>serviced by the necessary facilities<br>and services | ED                      | X           | X           | X           | X           | X           | X           | County  | \$0  | Local                     |
| Actively promote and market Jasper<br>County's economic resources<br>through various State agencies and<br>interstate clearinghouses                      | ED                      | X           | X           | X           | X           | X           | X           | Development<br>Authority of<br>Jasper<br>County<br>(DAJC) | \$0  |                           |
| Seek ways to reduce the amount of<br>retail and service dollars spent<br>outside the County   | ED                      | X           | X           | X           | X           | X           | X           | Development<br>Authority of<br>Jasper<br>County<br>(DAJC) | Part of the<br>function<br>of the<br>salaried<br>director of<br>the DAJC | Local                     |

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| <b>Short Term Work Program<br/>For<br/>Jasper County</b>   |                         |             |             |             |             |             |             |                              |                          |                           |
|--|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|---------------------------|
| <b>Jasper County<br/>Implementation</b>  | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b> | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b> |
| Continue to invest in regional economic development initiatives  | ED                      | X           | X           | X           | X           | X           | X           | Local                        | \$50,000<br>Year         | Local                     |
| Encourage residential development that conserves open space and sustains rural character                                   | HO                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Direct future residential development to areas identified on the Future Land Use Map                                       | HO                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Enforce environmental protection criteria on all new residential development   | HO                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Seek available State and Federal funding for the rehabilitation of substandard housing units                               | HO                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Monitor housing needs based on type and affordability according to changes in local employment                             | HO                      | X           | X           | X           | X           | X           | X           | Local, DAJC                  | \$0                      |                           |
| Implement after-school programs to increase academic performances, including additional parental involvement opportunities | CF                      | X           | X           | X           | X           | X           | X           | Board of<br>Education        | \$20,000/yr              | BOE                       |
| Create community involvement opportunities for students  | CF/ED                   | X           | X           | X           | X           | X           | X           | Board of<br>Education/DAJC   | \$0                      |                           |



| <b>Short Term Work Program<br/>For<br/>Jasper County</b>   |                         |             |             |             |             |             |             |                              |                          |                           |
|--|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|---------------------------|
| <b>Jasper County<br/>Implementation</b>  | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b> | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b> |
| Minimize the negative environmental impacts of development on key natural and historic features  | LU                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Coordinate new development with existing and planned community facilities  | LU                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Address the Future Land Use Map every two years to insure it adequately reflects prevailing development patterns                         | LU                      | X           |             | X           |             | X           |             | Local                        | \$0                      |                           |
| Continue to participate in Team Jasper activities to maximize the communication among and between local governments and private agencies | IC                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |
| Adopt and implement River Corridor Protection ordinance for Ocmulgee River   | NR                      |             | X           |             |             |             |             | Local                        | \$0                      |                           |
| Distribute information about preservation programs particularly tax incentive programs   | CR                      | X           | X           | X           | X           | X           | X           | Local                        | \$0                      |                           |

| <b>Short Term Work Program<br/>For<br/>Jasper County</b>  |                         |             |             |             |             |             |             |                              |                          |                                     |
|---|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|-------------------------------------|
| <b>Jasper County<br/>Implementation</b>   | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b> | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b>           |
| Place additional set of extrication equipment (jaws of life) at Station 5   | CF                      |             |             | X           |             |             |             | Local                        | \$12,000                 | Grants,<br>Impact<br>Fees,<br>Local |
| Replace 2000 gallon Tender located at Station 7 (Farrar community)  | CF                      |             |             |             | X           |             |             | Local                        | \$120,000                | Grants,<br>Impact<br>Fees,<br>Local |
| Replace Class A Pumper Engine located at Station 7 (Farrar community)   | CF                      |             |             | X           |             |             |             | Local                        | \$150,000                | Grants,<br>Impact<br>Fees,<br>Local |
| Acquire two (2) pick-up type trucks equipped with wildland attack units   | CF                      |             | X           |             |             |             |             | Local                        | \$17,000                 | Grants,<br>Impact<br>Fees,<br>Local |
| Place additional fire station in unprotected areas (Station 8) based on population growth and incident numbers; Liberty Church Road | CF                      |             |             |             |             | X           |             | Local                        | \$325,000                | Grants,<br>Impact<br>Fees,<br>Local |
| Place additional fire station in unprotected areas (Station 8) based on population growth and incident numbers; Clay Road           | CF                      |             |             |             |             |             | X           | Local                        | \$325,000                | Grants,<br>Impact<br>Fees,<br>Local |

| <b>Short Term Work Program</b><br><b>For</b><br><b><i>Jasper County</i></b> |                         |             |             |             |             |             |             |   |                          |                           |
|---|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|---|--------------------------|---------------------------|
| <b>Jasper County<br/>Implementation</b>                                     | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b>                              | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b> |
| Create a community center   | ED, CR                  |             | X           | X           | X           |             |             | Development<br>Authority of<br>Jasper<br>County<br>(DAJC) | \$1.5<br>Million         | CDBG                      |



| <b>Short Term Work Program</b><br><b>For</b><br><b><i>City of Monticello</i></b> |                     |             |             |             |             |             |             |                            |                      |                         |
|--|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------------|----------------------|-------------------------|
| <b>City of Monticello Implementation</b>   | <b>Plan Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible Party</b>   | <b>Cost Estimate</b> | <b>Funding Source</b>   |
| Complete upgrade of wastewater treatment facilities                              | CF                  | X           | X           | X           | X           |             |             | City                       | \$1,000,000          | Local/Loan              |
| Rehabilitate downtown business facades   | CF                  | X           | X           | X           | X           | X           | X           | City/DDA                   | \$75,000             | DCA grant/local         |
| Plan, design and construct Phase II of streetscape                               | CF                  |             | X           | X           | X           |             |             | City                       | \$300,000            | DCA grant/local         |
| Renovate historic civic center   | CF                  | X           | X           | X           |             |             |             | Historic Fdtn/DDA/City     | \$2,300,000          | Private/DCA grant/local |
| Update Comprehensive Plan  | LU                  | X           |             |             |             |             | X           | City/ Planning and Zoning  | \$5,500              | Local                   |
| Perform annual security assessment of the water plant/ distribution              | CF                  | X           | X           | X           | X           | X           | X           | City/ GA Rural Water/ DAJC | \$1,200              | Grant/ Local            |
| Revise subdivision ordinance to promote expanded design criteria                 | LU                  |             | X           |             |             |             |             | City/ Planning and Zoning  | \$1,500              | Local                   |
| Amend to improve existing tree preservation ordinance                            | NR                  |             | X           |             |             |             |             | City/ Planning and Zoning  | \$1,000              | Local                   |
| Promote cultural arts  | NR                  | X           | X           | X           | X           | X           | X           | City                       | \$600                | Local/ Private          |

| <b>Short Term Work Program<br/>For<br/>City of Monticello</b>    |                         |             |             |             |             |             |             |   |                          |                           |
|--|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|---|--------------------------|---------------------------|
| <b>City of Monticello<br/>Implementation</b>                     | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b>            | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b> |
| Continue support of Better Hometown Program                      | NR                      | X           | X           | X           | X           | X           | X           | City                                    | \$56,000                 | Local                     |
| Continue enforcement of environmental ordinances (Junk Car)      | NR                      | X           | X           | X           | X           | X           | X           | City                                    | \$1,400                  | Local                     |
| Support Jasper County's effort to complete the Perimeter Road    | CF                      | X           | X           | X           | X           | X           | X           | City                                    | \$0                      |                           |
| Continue support of Chamber of Commerce                          | NR                      | X           | X           | X           | X           | X           | X           |   | \$2,000                  | Local                     |
| Continue Watershed protection, soil plans, wetland protection    | NR                      | X           | X           | X           | X           | X           | X           | City/ County/<br>Planning and<br>Zoning | \$1,800                  | Local/<br>DCA<br>Grant    |
| Encourage City participation in National Flood Insurance Program | NR                      | X           | X           | X           | X           | X           | X           | DAJC/ City                              | \$600                    | Local                     |
| Continue support of Economic Development                         | ED                      | X           | X           | X           | X           | X           | X           | City/ DCA                               |                          | County                    |
| Continue to market/ expand Natural Gas in Jones/ Jasper County   | ED                      | X           | X           | X           | X           | X           | X           | City/ MGAG                              | \$1,200                  | Local                     |
| Sidewalk improvement plan  | CF                      |             | X           | X           |             |             |             | City                                    | \$2,500                  | Local                     |

| <b>Short Term Work Program</b><br><b>For</b><br><b><i>City of Monticello</i></b> |                     |             |             |             |             |             |             |                          |                      |                               |
|--|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------------|----------------------|-------------------------------|
| <b>City of Monticello Implementation</b>   | <b>Plan Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible Party</b> | <b>Cost Estimate</b> | <b>Funding Source</b>         |
| Plan improvements to Westview Park   | CF                  |             | X           | X           |             |             |             | City                     | \$1,500              | Local                         |
| Continue to implement Freeport until we reach 100%                               | ED                  |             | X           |             |             |             |             | City/ DAJC/ County       |                      |                               |
| Participate in BEST Legislation  | ED                  | X           | X           | X           | X           | X           | X           | City/ DAJC               |                      |                               |
| Apply for industrial development grants to encourage new industry                | ED                  | X           | X           | X           | X           | X           | X           | DAJC/ County             | \$450                | Local                         |
| Continue to apply for CDBG Grants  | HO                  | X           | X           | X           | X           | X           | X           | City/ Consultant/ RDC    | \$2,000              | DCA/ DHR/ Local               |
| Explore avenues of assistance for Public Housing                                 | HO                  | X           | X           | X           | X           | X           | X           | City/ RDC                | \$800                | Federal/ State/ Grants/ Local |
| Seek support from Rural Development (FmHA) for housing assistance                | HO                  | X           | X           | X           | X           | X           | X           | City                     | \$950                | Rural Development/ Local      |
| Informed and supportive public   | HO                  | X           | X           | X           | X           | X           | X           | City/ DAJC/ Chamber/ BOE | \$450                | Local                         |
| Plan, design and construct Phase II of Funderburg Park                           | CF                  | X           | X           |             |             |             |             | City                     | \$170,000            | Local/grants                  |
| Make downtown handicapped accessible   | CF                  | X           | X           | X           | X           |             |             | City                     | \$35,000             | Local/DCA grant               |



| <b>Short Term Work Program</b><br><b>For</b><br><b><i>City of Monticello</i></b> |                         |             |             |             |             |             |             |                              |                          |                           |
|--|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|---------------------------|
| <b>City of Monticello<br/>Implementation</b>                                     | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b> | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b> |
| Complete upgrade of waterplant   | CF                      |             | X           | X           | X           |             |             | City                         | \$2,000,000              | Local/WS bonds            |
| Continue search for additional water source/plant w JCWSA                        | CF                      | X           | X           | X           | X           | X           | X           | City                         | \$2,500                  | Local/grants              |
| Complete revision/update of 1989 zoning ordinance                                | LU                      |             | X           | X           |             |             |             | City/PnZ                     | \$5,000                  | Local                     |
| Maintain plan for increased tourism  | ED                      | X           | X           | X           | X           | X           | X           | DAJC/City/County             | \$950                    | Local                     |
| Demolish buildins/houses that are beyond economical repair                       | HO                      | X           | X           | X           | X           | X           | X           | City/HPC/PnZ                 | \$4,000                  | Local/grants              |

| <b>Short Term Work Program</b><br><b>For</b><br><b><i>City of Shady Dale</i></b> |                         |             |             |             |             |             |             |                              |                          |                           |
|--|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|---------------------------|
| <b>City of Monticello<br/>Implementation</b>                                     | <b>Plan<br/>Element</b> | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>Responsible<br/>Party</b> | <b>Cost<br/>Estimate</b> | <b>Funding<br/>Source</b> |
| Improvements to City water system<br>including line replacement                  | CF                      | X           | X           | X           | X           | X           | X           | Local                        | \$500,000                | Local,<br>SPLOST          |
|  |                         |             |             |             |             |             |             |                              |                          |                           |

APPENDIX B  
Adoption Resolution  
**RESOLUTION**

BE IT RESOLVED that Jasper County, the City of Monticello, and the City of Shady Dale hereby resolves to forward the Comprehensive Plan Partial Update for Jasper County, Georgia to the Northeast Georgia Regional Development Center (RDC) and the Georgia Department of Community Affairs for review, comment, and recommendation.

BE IT FURTHER RESOLVED, that Jasper County does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on June 28, 2007 and August 6, 2007.

BE IT FURTHER RESOLVED, that the City of Monticello does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on June 19, 2007.

BE IT FURTHER RESOLVED, that the City of Shady Dale does hereby certify that the Comprehensive Plan Partial Update met with the holding of a public hearing on August 2, 2007.

In order to coordinate the review process, Jasper County further resolves that this Community Assessment and Community Participation Program of the Comprehensive Plan update will be submitted to the Northeast Georgia RDC for review and comment on or about August 7, 2007



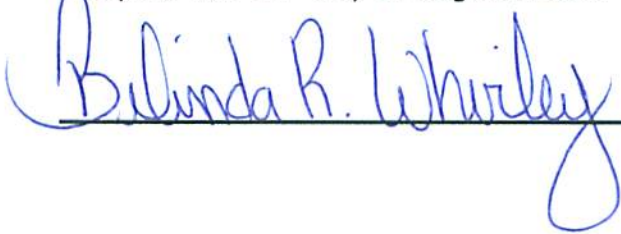
APPENDIX B

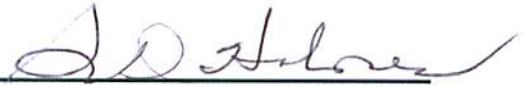
**RESOLUTION**

**BE IT RESOLVED** that the City of Monticello hereby resolves to forward the Comprehensive Plan Partial Update for Jasper County – Monticello, Georgia to the Northeast Georgia Regional Development Center (NEGRDC) and the Georgia Department of Community Affairs for review, comment, and recommendation.

**BE IT RESOLVED** that the City of Monticello does hereby certify that the public hearing requirements of the Comprehensive Plan Partial Update were met with the holding of public hearings on July 18, 2007 and August 14, 2007.

Adopted this 14<sup>th</sup> day of August, 2007.

A handwritten signature in blue ink, reading "Belinda R. Whitley", written over a horizontal line.

A handwritten signature in blue ink, reading "Susan D. Holmes", written over a horizontal line.

Susan D. Holmes, Mayor  
City of Monticello  
State of Georgia



Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
Jasper County

\_\_\_\_\_  
Jasper County Board of Commissioners

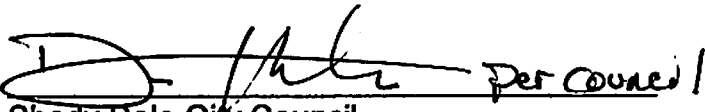
\_\_\_\_\_  
Clerk

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
Jasper County

\_\_\_\_\_  
Monticello City Council

\_\_\_\_\_  
Clerk

Adopted the 2<sup>nd</sup> day of Aug, 2007.  
Jasper County

  
Shady Dale City Council

  
Clerk

Adopted the 21<sup>st</sup> day of August, 2007.  
Jasper County

  
\_\_\_\_\_  
Jasper County Board of Commissioners

  
\_\_\_\_\_  
Clerk

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
Jasper County

\_\_\_\_\_  
Monticello City Council

\_\_\_\_\_  
Clerk

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
Jasper County

\_\_\_\_\_  
Shady Dale City Council

\_\_\_\_\_  
Clerk